

VICINITY MAP
SCALE: 1" = 2000'

DEVELOPMENT SUMMARY

PREMISES ADDRESS: 2100 EMMORTON ROAD
BEL AIR, MARYLAND 21015

OWNER / DEVELOPER: YOURSPACE BEL AIR, LLC
4640 DEERCO ROAD
TIMONUM, MD 21048

TAX MAP: 56 PARCEL: 356 LIBER: 4445

ELECTION DISTRICT: FIRST

PRESENT ZONING: B3 - GENERAL BUSINESS

EXISTING USE: VACANT (FORMER CHURCH USE)
PROPOSED USE: CLIMATE CONTROLLED MINI WAREHOUSE

NUMBER OF PROPOSED EMPLOYEES: 1 TO 2

BUILDING SETBACKS: 30' FRONT
20' SIDE
40' REAR

LOT AREA: 119,075 SQ. FT. (2.73 AC.)

GROSS FLOOR AREA: WAREHOUSE 107,548 SQ. FT.
OFFICE 1,786 SQ. FT.
APARTMENT 1,796 SQ. FT.
TOTAL 111,130 SQ. FT.

BUILDING COVERAGE PERMITTED: 41,616.25 SQ. FT. (35%)
PROPOSED BUILDING COVERAGE: 41,510.9 SQ. FT. (34.26%)

MAXIMUM STORES PERMITTED: 3

MAXIMUM STORES PROPOSED: 3

MAXIMUM BUILDING HEIGHT: 120'

FREESTANDING SIGN HEIGHT: 120'

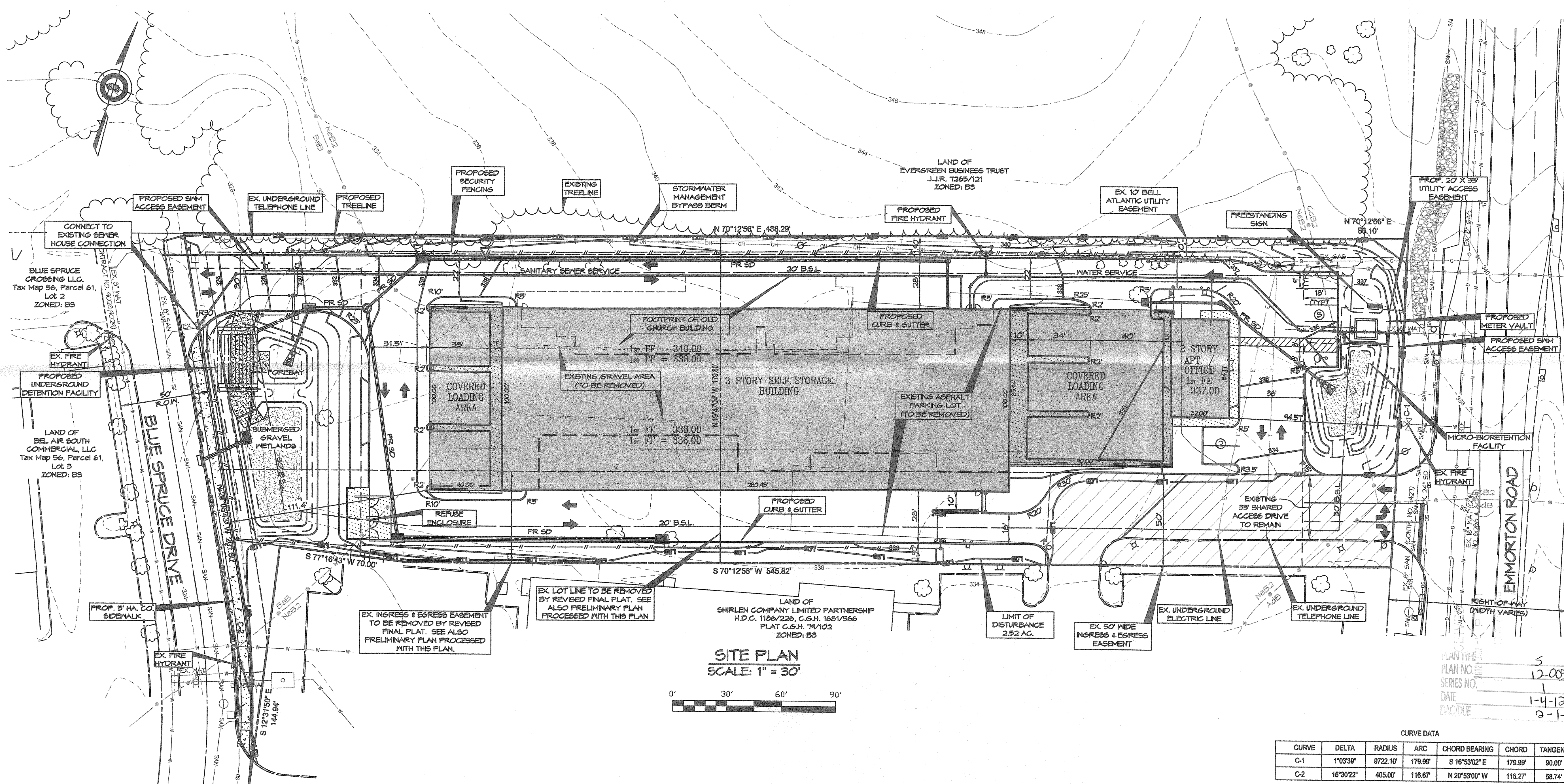
PARKING REQUIRED: 1 PER 300 SQ. FT. OF OFFICE SPACE = 5 SPACES
2 BEDROOM APARTMENT = 2 SPACES
TOTAL REQUIRED = 7 SPACES
PARKING PROVIDED: 7 SPACES (1 HANDICAPPED ACCESSIBLE)

ON-SITE METLANDS: 0 AC
ON-SITE STREAMS: 0 LINEAR FEET
ON-SITE NRD: 0 AC
ON-SITE FLOODPLAIN: 0 AC
ON-SITE FOREST: 0 AC

PERMITTED IMPERVIOUS COVERAGE: 85%
EXISTING IMPERVIOUS AREA: 1.16 AC. (42.44%)
PROPOSED IMPERVIOUS AREA: 2.00 AC. (73.15%)

GENERAL NOTES

- SITE BOUNDARY SURVEY BY G. M. STEPHENS & ASSOCIATES, INC. OCTOBER 2011.
- THE HORIZONTAL DATUM SHOWN HEREON IS REFERRED TO THE MARYLAND COORDINATE SYSTEM (NAD 1983 2011, EPOCH 2010.00) AS ESTABLISHED THROUGH K&N METRICS, INC. REAL-TIME NETWORK (RTN) GNSS OBSERVATIONS, AS TIED TO THE NAD83 COGS NETWORK, AND HAVING A PROJECT AVERAGE COMBINED SCALE FACTOR OF 0.000000415.
- TOPOGRAPHY INFORMATION AERIAL TOPOGRAPHY COMPLETED BY VIRGINIA RESOURCE MAPPING DECEMBER 2005 AND FIELD RUN SURVEY OBTAINED FROM MORRIS & RITCHIE ASSOCIATES, INC. SEPTEMBER 2011.
- SOIL BOUNDARY AND INFORMATION FROM SOIL SURVEY OF HARFORD COUNTY, USDA 1978.
- NO 100-YEAR FLOODPLAIN EXISTS ON THIS PROPERTY PER FEMA MAP NO. 24025C0252D.
- THE PROPERTY IS NOT WITHIN THE CHESAPEAKE CRITICAL AREA.
- FINAL LOCATION FOR FIRE HYDRANTS, VALVES, WATER LINES, SEWER LINES, ETC. SHALL BE DETERMINED DURING CONSTRUCTION DRAWINGS.
- THE PROJECT IS LOCATED IN WATER SOURCE DISTRICT 2.
- THE PROJECT IS EXEMPT FROM A TRAFFIC IMPACT STUDY.



SITE PLAN
SCALE: 1" = 30'



CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT
C-1	1°03'38"	9722.10'	179.89'	S 16°53'02" E	179.89'	90.00'
C-2	16°30'22"	405.00'	116.87'	N 20°53'00" W	116.27'	58.74'

SOILS TABLE

TYPE	SOIL SERIES	HYDRAULIC SOIL GROUP	HIGHLY ERODIBLE
AcB	ALDINO SILT LOAM	D	MODERATE
BaB	BAILE SILT LOAM	D	MODERATE
CcB2	CHESTER SILT LOAM	B	SLIGHT
NbB2	NESHAMINY SILT LOAM	B	SLIGHT

YOURSPACE AT BEL AIR SITE PLAN HARFORD COUNTY, MD

Job No: 11248 Date: 01/04/12 Drawn By: ADM Designed By: DR / ADM Checked By: DR Sheet No: 1 of 1

GEORGE WILLIAM STEPHENS, JR. and ASSOCIATES, INC.



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Plot date 1/4/2012 11:34:09 AM

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